

# MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

**THURSDAY, JANUARY 25, 2018 AT 10:00 AM**  
**COUNCIL CHAMBERS, City Hall**

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**Please Note:**

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda  
Appear in REVERSE Numerical Order  
According to Ward

**NO. 19470 (45<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8979**

**Common Address:** 5647 W Lawrence Ave

**Applicant:** Stanislaw Grochowski

**Owner:** Stanislaw and Kathryn Grochowski (aka Kathryn Gavosto)

**Attorney:** Paul Kolpak

**Change Request:** B1-1 Neighborhood Shopping District to B2-2 Neighborhood Mixed Use District

**Purpose:** to allow for the conversion of a doctor's office into a dwelling unit. The office was previously an apartment, and no changes would be made to the exterior of the building. This change will allow the building to return to its previous state, with the same use and similar appearance as the other three-flats on the block. Two car garage to be shared by the unit with the above dwelling unit. No commercial space

**NO. 19478-T1 (44<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8998**

**Common Address:** 937-945 W Belmont Ave

**Applicant:** GW Fidelity Belmont LLC

**Owner:** GW Fidelity Belmont LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B3-5 Community Shopping District to B3-5 Community Shopping District

**Purpose:** In and around November 2016, the Applicant effectuated a Type 1 Zoning Map Amendment (App. No. 18938-TYI), in order to permit the construction of a new six-story (with rooftop elevator penthouse) mixed-use building, which would contain a total of thirty-three (33) dwelling units, at the subject property. The Applicant is seeking to amend the previously approved Type 1 Zoning Map Amendment, in order to locate and establish four (4) additional dwelling units within the proposed new building, for a total of thirty-seven (37) dwelling units. The previously approved footprint and envelope of the proposed new building will remain - unchanged. Due to its immediate proximity (less than twenty linear feet) to the CTA Belmont Train Station, there will be no off-street parking provided for the new building, pursuant to the Transit Oriented Development (TOD) Ordinance. The new building will be masonry, steel and glass in construction and measure 77 feet-0 inches (approx.) in height

**NO. 19482 (44<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-9003**

**Common Address:** 3300 N Clark St

**Applicant:** 3300 N Clark LLC

**Owner:** 3300 N Clark LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B3-3 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

**Purpose:** The Applicant is seeking to develop the subject property with a new seven and eight story mixed-use building containing approximately 11,500 square feet of retail space at grade, and a total of one hundred and forty (140) residential units above. The building will be primarily masonry and glass in construction. The building will measure ninety-one (91) feet in height. The development qualifies as a Transit Oriented Development. Onsite parking for twenty (20) cars will be provided.

**NO. 19459 (40<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8574**

**Common Address:** 5348 N Ashland Ave

**Applicant:** Abdul Faraj

**Owner:** Abdul Faraj

**Attorney:** Thomas Moore

**Change Request:** RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** To build a 3 story with basement, 3 dwelling unit building with a 3 car garage and a building height of 41 feet

**NO. 19485-T1 (35<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-9006**

**Common Address:** 3701 W Diversey Ave

**Applicant:** 3701 W Diversey LLC

**Owner:** Emman Randazzo

**Attorney:** Tyler Manic of Schain, Banks, Kenny & Schwartz, Ltd

**Change Request:** B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** the property will contain a 3 story mixed use building with an artist live/work unit on the ground floor and 3 residential units above. 4 parking spaces will be provided. The building will be 37 feet 7 inches tall

**NO. 19484-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-9005**

**Common Address:** 2016 W Webster Ave

**Applicant:** EZMB, LLC

**Owner:** Michael Szura and Donna Marie Szura

**Attorney:** Daniel Lauer

**Change Request:** B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** to construct a four story, three dwelling unit building with basement. The footprint of the building shall be approximately 19 feet by 71 feet in size the building height will be 45 feet height

**NO. 19468 (31<sup>st</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8977**

**Common Address:** 2740-44 N Hamlin Ave

**Applicant:** Joel Seiboldt

**Owner:** Joel Seiboldt

**Attorney:** Gordon & Pirkarski

**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The property will be used for six residential dwelling units with six parking spaces, no commercial space and a height of 38 feet

**NO. 19469 (30<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8978**

**Common Address:** 3310 N Harding Ave

**Applicant:** Arthur Kiwacz

**Owner:** Arthur Kiwacz

**Attorney:** Gordon & Pirkarski

**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** the property will be used as three residential dwelling units provide three parking spaces provide no commercial space and reach a height of 38 feet

**NO. 19471-T1 (28<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8980**

**Common Address:** 1227 W Jackson

**Applicant:** Mariusz Florek

**Owner:** Mariusz Florek

**Attorney:** Gordon & Pirkarski

**Change Request:** M1-3 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

**Purpose:** the property will be improved with a building containing 10 residential dwelling units. The building will provide 8 parking spaces, no commercial space and each a height of 50 feet as defined by the ordinance

**NO. 19464 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8890**

**Common Address:** 1340-1358 W Chestnut; 901-927 N Noble St

**Applicant:** St. Boniface LLC

**Owner:** St. Boniface LLC

**Attorney:** Bernard Citron/ Thompson Coburn LLP

**Change Request:** RS3 Single Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District and B2-3 Neighborhood Mixed-Use District to a Residential Planned Development

**Purpose:** The Applicant proposes to rezone the property to redevelop an existing 121.0 foot church building into a residential building with 17 dwelling units and 17 parking spaces; to establish a 51 foot, 24 unit residential building with 27 parking spaces, and to establish a 26.0 foot, 4 unit residential building with 4 parking spaces.

**NO. 19473 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8982**

**Common Address:** 158-182 N Green St; 833-857 W Lake St; 163-185 N Peoria

**Applicant:** Bridgford Foods Corporation

**Owner:** Bridgford Foods Corporation

**Attorney:** Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP

**Change Request:** Residential Business Planned Development No. 1354 to Residential Business Planned Development No. 1354, as amended

**Purpose:** The Applicant requests a rezoning of the subject property from PD 1354 to PD 1354, as amended in order to allow for the removal of the portion of property that was previously intended to be a 5-story office building. No changes are proposed to the intended development of the property on the west side of North Green Street that will remain PD 1354.

**NO. 19474 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8983**

**Common Address:** 159-185 N Green St; 801-813/821-825 W Lake St; 162-184 N Holsted

**Applicant:** Spectre Portners LLC

**Owner:** see application for list of owners

**Attorney:** Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP

**Change Request:** C3-1 Commercial, Manufacturing and Employment District, DX-5 Downtown Mixed Use District and Residential Business Planned Development NO. 1354 to a DX-7 Downtown Mixed Use District and DX-7 Downtown Mixed Use District to Residential Business Planned Development No. 1354, as amended

**Purpose:** The Applicant requests a rezoning of the subject property from the C3-1 Commercial, Manufacturing and Employment District, DX-5 Downtown Mixed-Use District, PD 1359 and PD 1354 to a unified DX-7 Mixed-Use District then to PD 1359, as amended, to permit the construction of on approximately 17-story building with ground floor commercial and retail uses, office above, a minimum of 129 parking spaces, and accessory and incidental uses.

**NO. 19475 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8984**

**Common Address:** 352-372 N Green St; 833-857 W Kinzie St; 357-373 N Peoria St;  
358-360 N Peoria St; 362 and 363 N Sangamon St; and 363 N Morgan

**Applicant:** Green Kinzie LLC

**Owner:** Green Kinze LLC

**Attorney:** Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP

**Change Request:** M2-3 Light Industry District to DX-5 Downtown Mixed Use District and DX-5 Downtown Mixed Use District to a Business Planned Development

**Purpose:** To permit the construction of a 21-story (298') commercial building containing an overall FAR of 8.1. Approximately 256 parking spaces, and accessory and incidental uses.

**NO. 19476 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8996**

**Common Address:** 322-338 N Halsted St; 800-856 W Wayman St; 323-349 N Peoria St;  
323-343 N Green St/322-344 N Green St

**Applicant:** 330 N Halsted LLC

**Owner:** please see application for list of owners

**Attorney:** Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP

**Change Request:** M2-3 Light Industry District to DX-7 Downtown Mixed Use District and  
DX-7 Downtown Mixed Use District to a Business Planned  
Development

**Purpose:** To permit the construction of one 19-story (280'2") commercial  
building and one 20-story (295') commercial building containing an  
overall FAR of 11.5. Approximately 531 parking spaces, and  
accessory and incidental uses.

**NO. 19477 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8997**

**Common Address:** 310-328 N Sangamon; 933-934 W Carroll Ave

**Applicant:** Mark Goodman & Associates

**Owner:** PVJS Company

**Attorney:** Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP

**Change Request:** M2-3 Light Industry District to DX-5 Downtown Mixed Use District  
and DX-5 Downtown Mixed Use District to a Business Planned  
Development

**Purpose:** To permit the construction of a 12 story (165'4") building with  
approx. 4,380 sqft of ground floor retail and commercial uses,  
approx. 211,291 sq.ft. of office on floors 2-12, 53 parking spaces and  
accessory and incidental uses

**NO. 19480 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-9000**

**Common Address:** 339-355 N Morgan; 942-956 W Carroll Ave

**Applicant:** 345 N. Morgan LLC

**Owner:** 345 N. Morgan LLC

**Attorney:** Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP

**Change Request:** M2-3 Light Industry District to DX-5 Downtown Mixed Use District and  
DX-5 Downtown Mixed Use District to a Business Planned  
Development

**Purpose:** To permit the construction of a 9 story (132'2") theatre containing  
an overall FAR of 5, approximately 275 accessory/ non accessory  
parking spaces, and accessory and incidental uses

**NO. 19479 (26<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8999**

**Common Address:** 2643 W Rice St

**Applicant:** Oleg Minkevitch

**Owner:** Oleg Minkevitch

**Attorney:** Low Offices of Samuel VP Bonks

**Change Request:** RS3 Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

**Purpose:** The Applicant is seeking to erect a new two-story addition, at the rear of the existing two-story multi-unit building. The zoning change is required in order to bring the existing two-story two-unit (non-conforming) building into compliance under the current Zoning Ordinance - which, in-turn will allow for the permitting of the proposed addition. Once renovated, the existing building will continue to contain a total of two (2) dwelling units. There is and will remain, off-street parking for two (2) vehicles, located within the detached garage at the rear of the property. The proposed two-story addition will be masonry in construction, to match the existing building and will measure 25 feet-8 inches in height.

**NO. 19481 (26<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-9002**

**Common Address:** 517-519 N Claremont

**Applicant:** CSS Capitol LLC

**Owner:** CSS Capitol LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** to permit a proposed three story residential building that will contain five (5) dwelling units

**NO. 19460 (25<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8575**

**Common Address:** 1838 S Morgan Street

**Applicant:** Zocalo Development

**Owner:** Orchard Street Property Group LLC

**Attorney:** Rolando Acosta

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
To B2-2 Neighborhood Mixed Use District

**Purpose:** Three story residential building (40ft in height) with two residential dwelling units, two off street parking spaces and no loading berths



**NO. 19488 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-9011**

**Common Address:** 2735 S Pulaski Raad

**Applicant:** Rasa Vargas-Villar

**Owner:** Rasa Vargas-Villar

**Attorney:** Law Office af Mark J Kupiec

**Change Request:** RS3 Single Unit (Detached House) District ta B2-1 Neighbarhaad  
Mixed Use District

**Purpose:** Ta canvert the existing building into a mixed-use building with an  
insurance agency office an the first floor ("approximately 1,000  
square feet af cammercial spaced and 1 dwelling unit an the  
second flaar ta remain: existing 2 car garage to remain: existing 3  
story, height 38 feet.

**NO. 19462-T1 (20<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8635**

**Common Address:** 6817-53 S Chicago

**Appllcant:** Gammadack LLC

**Owner:** Gammadock LLC

**Attorney:** Frederick Agustin

**Change Request:** C1-2 Neighbarhaad Cammercial District and M1-2 Limited  
Manufacturing District ta C1-2 Neighbarhaad Cammercial District

**Purpose:** Existing building will remain. The current use consist of office,  
mechanic shap, retail and storage. The prapased religiaus assembly  
use will accupy 3,119 SF within the existing building and will contain  
168 seats and there will be onsite parking far 21 cars. There will be  
na additians ta the building

**NO. 19466-T1 (11<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8576**

**Common Address:** 3300-3302 S Wallace St

**Applicant:** James Vittori

**Owner:** James Vittari

**Attorney:** Richard Toth/ Mara Gearges, Daley and Gearges, LTD

**Change Request:** RS3 Single Unit (Detached House) District ta RM5.5 Residential Multi-  
Unit District

**Purpose:** Existing building to remain; 5 dwelling units, 3 parking spaces, no  
cammercial space, apprax. 40 feet high. New single family hame, 1  
dwelling unit, 2 parking spaces na cammercial space, apprax. 27'  
6.5" high

**NO. 19486-T1 (11<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-9007**

**Common Address:** 3000 S Archer

**Applicant:** 1241 W Erie LLC

**Owner:** 1241 W Erie LLC

**Attorney:** Tyler Manic of Schoin, Banks, Kenny & Schwartz, Ltd

**Change Request:** B1-1 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

**Purpose:** Four dwelling units with 2812 sq.ft. of commercial space on the ground floor. Three parking spaces are provided. The building will remain 36 feet in height

**NO. 19461-T1 (8<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8606**

**Common Address:** 1048 E 81<sup>st</sup> Street; 1035 E 81<sup>st</sup> Street; 1014 E 82<sup>nd</sup> St

**Applicant:** Sheridan Road LLC

**Owner:** Sheridan Road LLC

**Attorney:** Thomas Murphy

**Change Request:** M1-2 Limited Manufacturing District, C1-2 Neighborhood Commercial District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C2-2 Motor Vehicle Related District

**Purpose:** Outdoor vehicle storage (school bus); employee parking, offices, bus dispatch and motor vehicle uses related to bus use and storage

**NO. 19472 (5<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8981**

**Common Address:** 7041-7057 S Euclid Ave; 1934-1958 W 71<sup>st</sup> St and 7038-7056 S Jeffery Boulevard

**Applicant:** South Shore Commercial Property

**Owner:** South Shore Commercial Property

**Attorney:** Carol Stubblefield

**Change Request:** B1-3 Neighborhood Shopping District to B3-3 Community Shopping District

**Purpose:** Applicant proposes to construct on approximately 46,000 SF commercial retail development including cinema, bowling, restaurant, and event space with height of approximately 58 feet and 20 parking spaces. The proposed number of minimum off-street parking spaces will require administrative approval per Transit-Served Location Sections

**NO. 19483 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-9004**

**Common Address:** 2200 W Chicago Ave

**Applicant:** 2200 Chicago LLC

**Owner:** 2200 Chicago LLC

**Attorney:** Daniel Lauer

**Change Request:** C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The zoning change is needed on the existing six (6) unit building to legalize the existing use of the storefront as a residential dwelling unit. The building currently exceeds the maximum floor area ratio allowed under the current zoning district (C1 -2). The footprint and height will not change

**NO. 19490-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-9014**

**Common Address:** 2036-38 W North Ave

**Applicant:** Albany Bank & Trust Co. Land Trust No. 11-4493

**Owner:** Albany Bank & Trust Co. Land Trust No. 11-4493

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** M1-2 Limited Manufacturing District to B3-2 Community Shopping District

**Purpose:** The Applicant is proposing to bring the existing mixed-use building into compliance with the Zoning Ordinance. The existing building will remain. The existing building height of 25 feet will also remain. Retail uses consistent with the B3 Use Table would be allowed at the subject property. The existing residential unit on the second floor will remain without change

**NO. 19467-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8580**

**Common Address:** 1428 W Grand Ave

**Applicant:** Edward McBrearty

**Owner:** Edward McBrearty

**Attorney:** Gordon & Pirkarski

**Change Request:** RS3 Single Unit (Detached House) District to B2-2 Neighborhood Mixed Use District

**Purpose:** the property will be used for three residential dwelling units with three parking spaces, no commercial space and a height of 40 feet 8 inches

**NO. 19487 (1<sup>st</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-9010**

**Common Address:** 1702 N Washtenaw Ave

**Applicant:** Washtenaw Dev LLC

**Owner:** Washtenaw Dev LLC

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** To demolish the existing building and build a new 3 story 3 dwelling unit residential building; 3 parking spaces; no commercial space; 3 story, height 38 feet

**NO. 19489-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-9012**

**Common Address:** 2005 W Huron

**Applicant:** SGR Capital Group LLC

**Owner:** SGR Capital Group LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** A new 3 story building that will contain two dwelling units. The proposed building will be masonry in construction. The proposed building will be 35 feet 6 inches in height. A two car detached house garage will be located at the rear of the subject lot